

Great American Title Agency

Recording Requested by  
Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:  
Robyn Epps

4024 E. Glencove St

Mesa, AZ 85205

ESCROW NO. 00452888-018- REO

APN# 304-62-057

This area reserved for County Recorder

## Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Bank of America, National Association**

do/does hereby convey to

**Robyn Epps, A married woman, as her sole and separate property**

the following real property situated in **Maricopa** County, Arizona:

Lot 38, ELLSWORTH SUBURBAN MIN-FARMS, according to Book 144 of Maps,  
Page 11 records of Maricopa County, Arizona and Certificates of Correction recorded in  
Book 150 of Maps, Page 1, records of Maricopa County, Arizona.

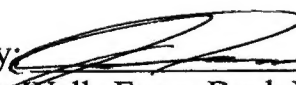
SUBJECT TO all taxes and other assessments, reservations in patents and all easements,  
rights-of-way, covenants, encumbrances, liens, conditions, restrictions, obligations and  
liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as  
against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated this **April 12, 2010**

**GRANTOR(S):**

**Bank of America, National Association**

By:  **JOSH FOREMAN**  
Its Vice President Loan Documentation  
for Wells Fargo Bank NA as its attorney in fact  
for Bank of America, National Association

STATE OF IL  
COUNTY OF Polk

This instrument was acknowledged before me  
} ss this 12 day of April, 2010  
By: John Foreman Its: VP for  
Wells Fargo Bank NA as its attorney in fact for  
Bank of America, National Association

Erin Fishel  
Notary Public in and for said State  
My commission will expire 03/31/2013

